

# Property details **approval form**

14 Mount Pleasant Cottages, Debden Road, Saffron Walden, Essex, England, CB11 4AE

**Date:** 02 June 2026      **Property Ref and Version:** SAF102805 - 0011

## Selling your home with us!



### ◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 4. Room Description |
| 2. Key Features      | 5. Property Images  |
| 3. Short Description | 6. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ◆ Price

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offers in excess of £300,000

Tenure: Freehold

## ◆ Key Features

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- Two double bedroom period cottage
- Very well presented throughout
- Shower room and en-suite bathroom
- Good size living room
- Kitchen/Diner
- Parking for two cars
- Arranged over four floors
- Close to the Town Centre
- EPC Rating: D

## ◆ Short Description

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Gorgeous end-terrace cottage with excellent living space situated in a tucked away location but close to the town centre.

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## ◆ Description

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This gorgeous period cottage is full of charm and attractive original features, arranged over four well-designed floors.

Upon entering the ground floor, you are welcomed into a bright and spacious kitchen/diner, beautifully presented and well equipped, with convenient access to a modern shower room.

The first floor hosts a generous and characterful living room, complete with stairs leading to the main bedroom above. The principal bedroom is stylish and inviting, featuring a contemporary en-suite bathroom whilst the lower-ground level offers a versatile basement room, ideal as a second bedroom, home office, or additional living space.

Outside, the property boasts a good-sized rear garden and access to a driveway with space for two vehicles.

Perfectly positioned close to the town centre and all local amenities, this is a truly wonderful home with exceptional appeal.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

### GROUND FLOOR:

#### Kitchen

5.10m max x 3.70m max

16'9" max x 12'2" max

#### Shower Room

### FIRST FLOOR:

#### Living Room

5.10m max x 3.80m max

16'9" max x 12'6" max

### SECOND FLOOR:

#### Bedroom One

3.91m x 3.18m

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12'10" x 10'5"

Bathroom En-Suite

## BASEMENT:

Bedroom Two

3.60m max x 3.30m max

11'10" max x 10'10" max

Storage cupboards.

## OUTSIDE:

Private rear garden plus driveway parking for two cars.

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## ◆ Property Images



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## ◆ **Property Images**

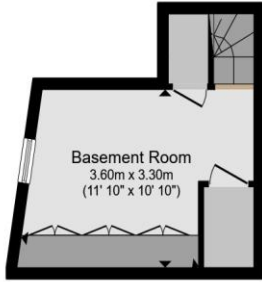
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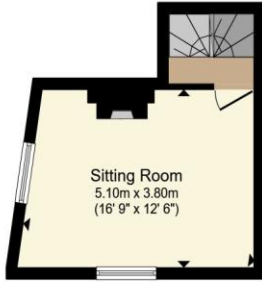
## ◆ Floor Plan



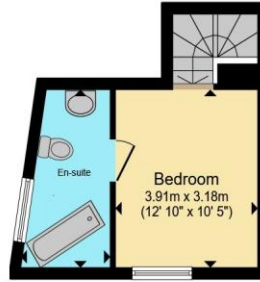
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 0.0 sq.m. (0 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## ◆ Approval

Signature

Date

	Signature	Date
<b>David Moss</b>		
<b>Miss Milly Diggons</b>		